

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF JACK R. WILKINS AND CLAUDIA F. BATISTA
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 6
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Jack R. Wilkins and Claudia F. Batista have expressed an interest in and have submitted a satisfactory proposal for the development of Parcel 6 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Jack R. Wilkins and Claudia F. Batista be and hereby are finally designated as Redevelopers of Parcel 6 in the Kittredge Square Urban Renewal Area.
2. That it is hereby determined that Jack R. Wilkins and Claudia F. Batista possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Jack R. Wilkins and Claudia F. Batista for the development of Parcel 6 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

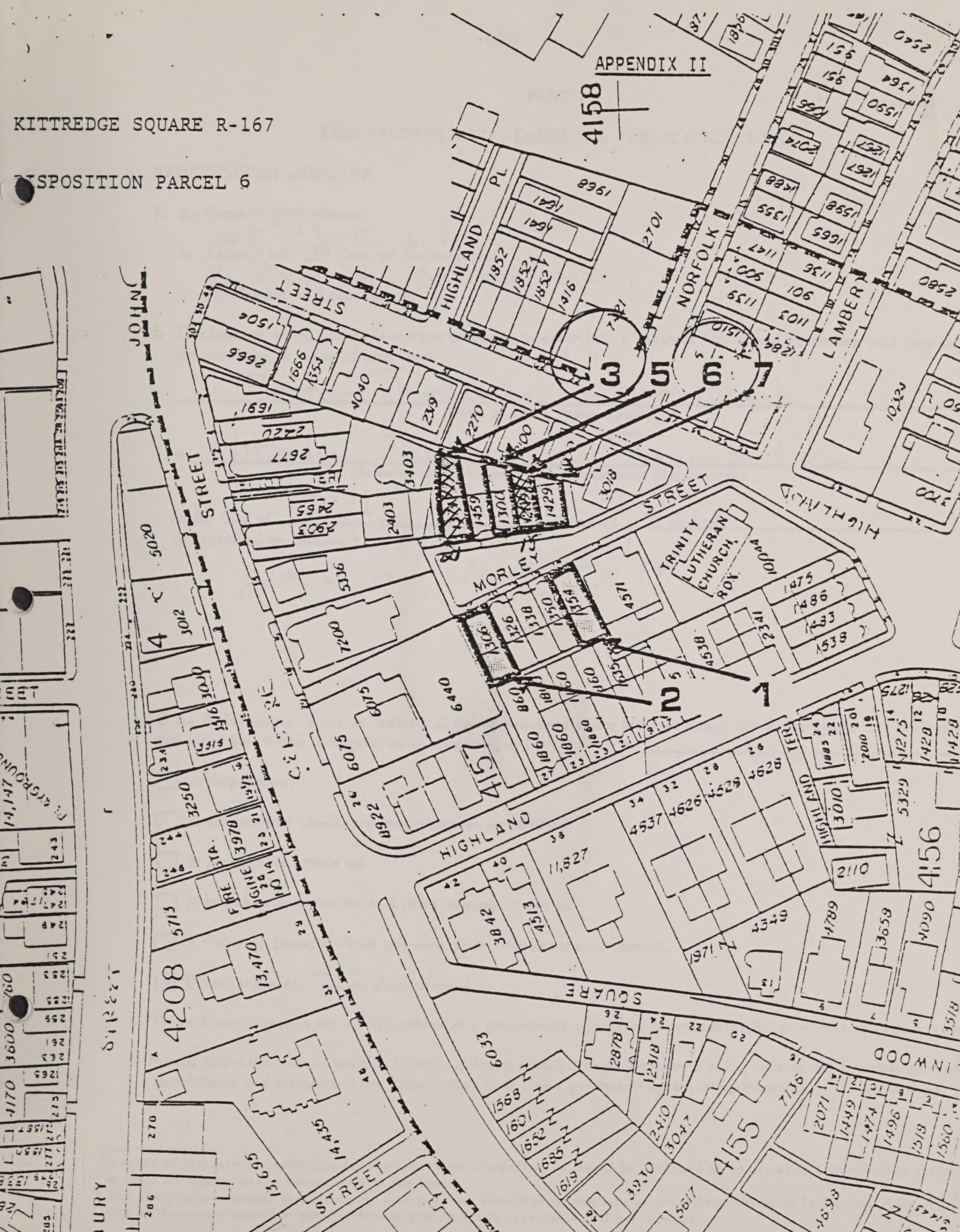
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 6 to Jack R. Wilkins and Claudia F. Batista, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure".
(Federal Form H-6004)

KITTREDGE SQUARE R-167

DISPOSITION PARCEL 6

APPENDIX II



PART I

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Jack R. Wilkins Jr.

b. Address and ZIP Code of Redeveloper:

16 Gilade Ave. J.P. Mass. 02130

c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Kittredge Square Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows²

PARCEL 6, 15 MOORE ST

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) Individual

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

None

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

None

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$ 33,000
- b. Cost per dwelling unit of any residential redevelopment. \$ same
- c. Total cost of any residential rehabilitation \$ same
- d. Cost per dwelling unit of any residential rehabilitation \$ same

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$ N/A	\$ N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

N/A

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 3/13/81

Dated: _____

Jack R. Walker Sr.
Signature

Signature

Developer
Title

Title

116 Glade Ave J.P. Mass
Address and ZIP Code 02120

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-1001
(7-67)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 2b is Answered "Yes.")

1. a. Name of Redeveloper

Jack R. Wilkins Jr.

- b. Address and ZIP Code of Redeveloper

16 Alameda Ave., J.P. Mass. 02130

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Kitteridge Square Urban Renewal Area
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Mass.
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Unity Bank & Trust Co.
Washington St.
Roxbury, MA 02119

\$ 23,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

a. Name and address of such contractor or builder:

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

HUD-4001
(7-49)

c. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT
\$

DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☐ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 3/13/81

Paul R. Miller
Signature

Redeveloper
Title

116 Glendale Ave. J.P. Hanes
Address and ZIP Code 02130

Dated: _____

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

UNITY BANK

Date: June 3, 1981

Mr. Jack R. Wilkins, Jr.
16 Glade Avenue
Jamaica Plain, Massachusetts 02130

RE: ¹⁵₂₁ Morley Street
Roxbury, Massachusetts

Dear Mr. Wilkins:

We are pleased to inform you that your application for mortgage credit, to be secured by the real estate as mentioned above, has been approved subject to the terms of our mortgage application and the terms and conditions set forth below:

<u>Loan Amount</u>	\$26,500.00
<u>Term of Note</u>	5 year Note
<u>Amortization Period</u>	30 year
<u>Interest Rate</u>	15.5%
<u>Annual Percentage Rate</u>	15.66%
<u>Principal and Interest Payment</u>	\$345.70
<u>Real Estate Tax Payment</u>	\$100.30
<u>Mortgage Insurance Premium</u>	n/a
<u>Total Monthly Mortgage Payment</u>	\$446.00
<u>Origination Fee</u>	1% of Loan Proceeds (\$265.00) to be paid at loan closing.
<u>Additional Terms and Conditions:</u>	

*See attached addendum

Completion of this transaction by means of secondary financing is expressly prohibited unless previously approved, in writing, by this Bank.

ADDITIONAL TERMS & CONDITIONS

- Subject to completion and approval of exterior renovations with Boston Rehabilitation Authority and Unity Bank
- All loan proceeds are to be deposited into a Construction Account and disbursed only at the approval of the B.R.A. and final approval by the Inspection Officer of Unity Bank
- This loan will be a 1st Mortgage Lien secured by the property located at 15 Morley Street, Roxbury, Massachusetts
- \$250.00 will be paid to Unity Bank upon acceptance of this Commitment for legal expenses to be incurred and Appraisal Fees incurred.

At the mortgage closing you should be prepared to provide sufficient funds for the balance of the selling price, adjustments with the seller, if any, title examination fees and expenses, tax escrow deposit, plus Bank origination fees applicable to the mortgage loan.

At the time of the mortgage closing, you will be required to bring with you a fire insurance policy which shall include extended coverage in an amount no less than the mortgage amount naming the Unity Bank and Trust Company as First Mortgagee.

This loan commitment must be acknowledged within fifteen (15) days of this letter by signing in the appropriate area designated below and forwarding original back to the Bank, retaining the enclosed copy for your files.

This transaction must be consummated by July 3, 1981 and is subject to the sellers' ability to convey a good and clear record and marketable title.

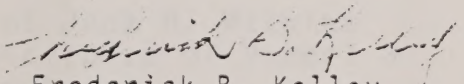
It is further understood that the Bank shall have the absolute right in its discretion, without liability to any person, to decline or withdraw to take such mortgage at any time before said mortgage is consummated.

It is agreed that you will be responsible for all legal fees and other expenses incurred as a result of processing this loan. For the estimated amount of these fees, please refer to the Good Faith Estimate previously mailed to you.

May we extend to you our appreciation for the opportunity to be of service. If you have any questions concerning the processing of your application, please do not hesitate to call our mortgage loan department.

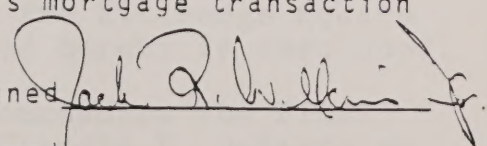
Thank you again.

Very truly yours,


Frederick B. Kelley
Senior Loan Officer

We accept the terms and conditions of this mortgage transaction as set forth in this letter.

Date June 3, 1981

signed 

Date _____

signed _____

JUNE 11, 1981

MEMORANDUM

4078

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE PROJECT, MASS. R-167
REQUEST FINAL DESIGNATION OF JACK R. WILKINS
AND CLAUDIA F. BATISTA AS REDEVELOPERS OF
PARCEL 6 IN LIEU OF PARCEL 3

The Authority has been carrying out a program on Morley Street which assists moderate income residents in becoming owner occupants of BRA property.

On December 18, 1980 the Authority approved the final designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Parcel 3, 21 Morley Street in the Kittredge Square Urban Renewal Area.

BRA staff and Mr. Wilkins have recently determined that there will be unexpected high costs in the renovation of Parcel 3. This is due to the deterioration of a sidewall on this end building. At the same time, 15 Morley Street, Parcel 6, became available for disposition. The costs of renovating 15 Morley are within Mr. Wilkins' financial means. The Unity Bank has given a commitment for this parcel. In light of his long standing involvement in the Morley Street project, and his commitment of time to developing there, it is recommended that Jack R. Wilkins and Claudia F. Batista be designated Final Developers of Parcel 6, Kittredge Square.

It is therefore recommended that the Authority:

1. Rescind the final designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Parcel 3 per the following appropriate vote:

VOTED: That the final designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Disposition Parcel 3 in the Kittredge Square Urban Renewal Area be and hereby is rescinded.

2. Approve the attached Resolution recommending the Final Designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Disposition Parcel 6 in the Kittredge Square Urban Renewal Area.